

APPROVED DEVELOPMENT CONDITIONS

SE 2014-MV-074

July 9, 2015

The Board of Supervisors approved SE 2014-MV-074, located at 8045 Winding Way Court, Tax Map 98-1 ((4)) 541, for a home child care facility of up to twelve children, pursuant to Sect. 6-105, 6-106 and 8-305 of the Fairfax County Zoning Ordinance, conditioned upon conformance with the following development conditions:

1. This Special Exception is granted only for the home child care facility use indicated on the Special Exception Plat (SE Plat) approved with the application, entitled "Property Report | Lot 541 Section 6 | Newington Forest" prepared by Universal Title (John W. Veatch) and dated March 15, 2004 and annotated by the applicant on December 31, 2014, as qualified by these development conditions.
2. A copy of the Special Exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. The hours of operation for the home child care facility shall not exceed 6:30 AM to 6:00 PM.
4. The dwelling that contains the home child care facility shall be the primary residence of the provider.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility and limited to the hours of 7:00am to 6:00pm.
7. All pick-up and drop-off of children shall occur either on-site in the driveway or along Winding Way Court. Parked cars shall not preclude vehicular access to 8047 Winding Way Court.
8. The existing garage shall not be converted to any use which would preclude the parking of vehicles, and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and the home child care provider.
9. Any portions of the dwelling associated with the home child care facility that are used as a child's sleeping or rest area shall be located in a room with an operable exterior window, door or similar device that provides for a means of escape and access for rescue in the event of an emergency. Such emergency escape and

rescue openings shall be of the dimension and size specified by the Virginia Uniform Statewide Building Code.

10. There shall be no signage associated with the home child care facility.
11. All outdoor play equipment shall conform to all applicable state regulations and standards.
12. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number of children being cared for at the home child care facility.
13. The accessory storage structure shall remain locked during the hours of operation of the home child care facility.
14. Within 90 days of the Special Exception's approval by the Board of Supervisors, the applicant shall remove or relocate all accessory structures from the subject property's front yards in accordance with Article 10, Paragraph 12 of the Zoning Ordinance.
15. As an alternative, the applicant may submit a variance application to permit accessory structures within a front yard for review and approval by the Board of Zoning Appeals. Such submission shall occur within 90 days of the Special Exception's approval by the Board of Supervisors. If the applicant chooses this alternative, the applicant shall diligently pursue the review and approval of the variance. If the Board of Zoning Appeals has not adopted a resolution for the variance within 1 year of the application's filing date, the applicant shall remove or relocate all accessory structures from the subject property's front yards in accordance with Article 10, Paragraph 12 of the Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall take effect upon approval by the Board of Supervisors.